

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 15, 2014
NRD-2014-0117
3307 Beverly Road
Old West Austin

PROPOSAL

Construct a new two-story, single-family house.

PROJECT SPECIFICATIONS

Demolition of the existing non-contributing duplex was approved administratively by the Historic Preservation Office pending the Commission's review of the new plans for the site. The applicant proposes the construction of a two-story, single-family house that will have a projecting one-story, front-gabled section, a one-story, front-gabled garage, a partial-width inset porch between the two front-gabled section, and a side-gabled second story with a projecting, shed-roofed section above the inset entry. The garage is set 20 feet behind the front plane of the projecting one-story gabled section. The house will have hardi-plank siding and steel porch columns; the roof will be standing seam metal; the windows will be composite with a black exterior finish.

STANDARDS FOR REVIEW

The Old West Austin Historic District has no design guidelines for new construction within the historic district. General design principles for new construction in historic districts call for compatibility with contributing buildings in terms of size, scale, massing, and materials. Bryker Woods discourages front-facing garages, but in this case, the garage is set 20 feet behind the front plane of the house, which complies with design guidelines and standards in other historic districts in Austin, which recommend or direct that garages be located behind the front plane of the house.

STAFF RECOMMENDATION

Approve as proposed. This is a handsomely-designed new house that is very much in keeping with the character of the historic district.

